

139.0

0001

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

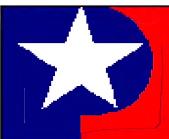
932,100 / 932,100

USE VALUE:

932,100 / 932,100

ASSESSED:

932,100 / 932,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		WOODLAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: GLOBIANA CAROL D	
Owner 2:	
Owner 3:	

Street 1: 24 WOODLAND ST	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: GLOBIANA CAROL D/ETAL -	
Owner 2: GAY LISA D -	
Street 1: 24 WOODLAND ST	
Twn/Cty: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	Type:

NARRATIVE DESCRIPTION	
This parcel contains .153 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Stucco Exterior and 1600 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
SINGLE FA	100	water		

Z	R1	SINGLE FA	100	water	
o				Sewer	
n				Electri	

Census:	Exempt
Flood Haz:	

D	Topo
s	Street
t	Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6647		Sq. Ft.	Site		0	90.	0.93	10									557,467						557,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6647.000	369,900	4,700	557,500	932,100		89059
							GIS Ref
							GIS Ref
							Insp Date
							03/25/09

PREVIOUS ASSESSMENT		Parcel ID		139.0-0001-0010.0		!10727!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	101	FV	369,900	4700	6,647.	557,500	932,100
2021	101	FV	358,900	4700	6,647.	557,500	921,100
2020	101	FV	358,900	4700	6,647.	557,500	921,100
2019	101	FV	284,600	4700	6,647.	588,400	877,700
2018	101	FV	284,600	4700	6,647.	433,600	722,900
2017	101	FV	284,600	4700	6,647.	415,000	704,300
2016	101	FV	284,600	4700	6,647.	384,000	673,300
2015	101	FV	268,600	4700	6,647.	322,100	595,400

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
GLOBIANA CAROL	66066-437		9/14/2015	Convenience	1 No No
GLOBIANA CAROL	28051-334		1/6/1998	Family	1 No No F

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Descrip	Comment
7/20/2017	912	Heat App	Strip and re-roof.
8/25/2015	1217	Re-Roof	REPL 15 1ST FLOOR
1/24/2012	88	New Wind	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 15 - Old Style	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	OF=BMT SINK.											
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 6 - Stucco	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:												
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BEIGE	View / Desir:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:												
OthrFix: 1	Rating: Average	WSFlue:	Rating:	OTHER FEATURES								RESIDENTIAL GRID							
Kits: 1	Rating: Average	Fpl: 1	Rating: Average	1st Res Grid Desc: Line 1 # Units 1															
A Kits:	Rating:	WSFlue:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
Upper																			
Lvl 2																			
Lvl 1																			
Lower																			
Totals	RMs: 7	BRs: 3	Baths: 1	HB: 1															
GENERAL INFORMATION																			
Grade: B- - Good (-)				Location:				CONDOS INFORMATION											
Year Blt: 1928		Eff Yr Blt:		Total Units:		Floor:		No Unit RMS BRS FL											
Alt LUC:		Alt %:		% Own:		Name:		1	7	3	M								
Jurisdct:		Fact: .		Override:		Total:		1	7	3	Totals								
Const Mod:				Lump Sum Adj:															
INTERIOR INFORMATION																			
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good 26. %				DEPRECIATION											
Prim Int Wal 2 - Plaster				Functional: %				Exterior:											
Sec Int Wall:				Economic: %				Interior:											
Partition: T - Typical				Special: %				Additions:											
Prim Floors: 3 - Hardwood				Override: %				Kitchen:											
Sec Floors:				Total: 26.4 %				Baths:											
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 135.00				Plumbing:											
Subfloor:				Size Adj.: 1.30055761				Electric:											
Bsmnt Gar:				Const Adj.: 0.99989998				Heating:											
Electric: 3 - Typical				Adj \$ / SQ: 175.558				General:											
Insulation: 2 - Typical				Other Features: 78500				Totals											
Int vs Ext: S				Grade Factor: 1.21															
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000															
Heat Type: 3 - Forced H/W				NBHD Mod:															
# Heat Sys: 2	% Heated: 100	% AC:	Model:	WtAv\$/SQ:	AvRate:	Ind.Val:													
Solar HW: NO	Central Vac: NO	% Sprinkled:	Serial #:	Juris. Factor:	Before Depr:	212.42	CALC SUMMARY												
% Com Wal	PARCEL ID 139.0-0001-0010.0			Adj Total: 502550	Special Features: 0	Val/Su Net: 127.82	COMPARABLE SALES												
Depreciated Total: 369877				Depreciation: 132673	Final Total: 369900	Val/Su SzAd: 229.18	Rate	Parcel ID	Typ	Date	Sale Price								
				Deprecated Total: 369877															
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:											
SPEC FEATURES/YARD ITEMS																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	18X20	A	AV	1930	21.94	T	40	101			4,700		4,700		
PARCEL ID 139.0-0001-0010.0																			
More: N				Total Yard Items: 4,700				Total Special Features:				Total: 4,700				Image			
AssessPro Patriot Properties, Inc																			